



**+ Graham
+ Sibbald**

TO LET / FOR SALE

RETAIL

**INCENTIVES
AVAILABLE**



**28 ISLAND STREET
GALASHIELS, TDI 1NU**

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- EXTENSIVE DISPLAY FRONTAGE
- SUIT A VARIETY OF USES (SUBJECT TO PLANNING)
- EXTENDS TO 62.47 SQ M (672 SQ FT)

28 ISLAND STREET, GALASHIELS TDI INU

RETAIL

LOCATION

The subjects are located within the Scottish Borders town of Galashiels, which is the principal Market Town in the Scottish Borders and has a population of approximately 15,000 with a regional population of approximately 110,000 persons.

The town is situated on the A7 trunk road approximately 30 miles south east of Edinburgh and 62 miles north east of Carlisle.

The premises are situated on the north side of Island Street, which forms a continuation of High Street. Island Street forms a mixed commercial and residential thoroughfare lying towards the western edge of the town.

The approximate location of the property is highlighted in the OS extract hereunder.



DESCRIPTION

The premises comprise a ground floor retail unit contained within a two storey attic, semi detached stone built property held under a mansard type roof, clad with slates incorporating dormer windows. The frontage to Island Street benefits from double twin

timber framed display windows with a recessed centrally located timber and glazed entrance door.

Internally, the accommodation is all at ground floor level with a front retail sales space together with mid-sop/office and rear storage facility located thereof.

A single toilet facility with high level cistern is housed in the WC facility located to the rear.

In addition to the space on offer, a rear exit door leads to communal garden ground, shared with the upper residents.

Services to the property are by way of electricity and water, as well as an intruder alarm system.

ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice 6th Edition and we have calculated the following net internal area:-

62.47 sq m (672 sq ft)

RENTAL

Offers in the region of £7,500 per annum are invited.

PRICE

Offers in the region of £70,000

RATEABLE VALUE

The subjects have a current Rateable Value of £3,950, while the unified business rate is presently set at £0.426, excluding water and sewerage which are levied separately.

The property therefore qualifies for 100% rates relief under the Scottish Governments Small Business Bonus Scheme.

EPC



LEGAL COSTS / VAT

Each party to bear their own legal costs incurred in this transaction however, the ingoing tenant will be liable for any Stamp Duty Land Tax, registration dues and VAT incurred therein.

FURTHER INFORMATION & VIEWING

Strictly via the sole letting agents, Messrs Graham + Sibbald, 11 Manor Place, Edinburgh, EH3 7DL.

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Date of Publication:

May 2013

WITH OFFICES IN:

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Please read carefully

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